

December 28, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting December 27, 2000

The following item is scheduled for the January 2, 2001 City Council Meeting

Final Plat & Site Plan: Cypress Lake at Stonebriar
Applicant(s): American Realty Trust and Parkland Development Corp.

DESCRIPTION:

A 472 unit apartment complex on one lot on 28.4+ acres on the northwest corner of Warren Parkway and Legendary Drive. Zoned Planned Development-25. Neighborhood #30.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommend for approval subject to:

Final Plat:

Additions and/or alteration to the engineering plans as required by the Engineering Department.

Site Plan:

Staff approval of landscape and screening plans.

SN/sg

cc: Ron Medalie 561-393-7436
Steve Anderson 972-380-2609
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 31

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DESCRIPTION:

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REMARKS:

The site plan shows a three story apartment complex with 472 units. The overall density being developed is 17 units per acre. This site plan conforms to the approved preliminary site plan. Parking, landscaping and screening are adequate.

The Multi-family Suspension Ordinance does not apply to this property because the ordinance exempted properties with an approved valid preliminary site plan.

This property includes a five acre area with a lake that serves as regional detention for the Frisco Bridges development that includes The Lodges multi-family, Frisco Bridges North retail center, and the undeveloped area north of Warren Parkway west of the subject property.

The final plat dedicates the necessary easements for the proposed development.

RECOMMENDATIONS:

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Final Plat

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